

Riolo Vineyard Specific Plan



MITIGATION MONITORING AND REPORTING PROGRAM

Prepared for:
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Planning Services Division
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RIOLO VINEYARD SPECIFIC PLAN MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

STANDARD MITIGATION MONITORING PROGRAM

Placer County has adopted a standard mitigation monitoring program (Section 31.825 of the Placer County Environmental Review Ordinance) in order to implement Public Resources Code Section 21081.6. This program requires that mitigation measures recommended for discretionary projects, such as Riolo Vineyard, be included in the conditions of approval monitored by the County through a variety of permit processes as listed below.

- „ Development Review Committee
- „ Improvements Plan Approval
- „ Improvements Construction Inspection
- „ Encroachment Permit
- „ Final Map Recordation
- „ Acceptance of Project as Complete
- „ Building Permit Approval
- „ Certificate of Occupancy

The issuance of any of the listed permits or County actions, which must be preceded by a verification by County staff that certain conditions of approval/mitigation measures have been met shall serve as the required monitoring for those conditions of approval/mitigation measures. The following listing includes those mitigation measures for the Riolo Vineyard project that will be monitored through County staff verification of required approvals.

Land Use

- 4-5a** Design project elements to buffer the project from adjacent agricultural uses
- 4-5b** Notify residential property owners of County's Right-to-Farm Ordinance
- 4-6a** Install a community wall along the south and east sides of the lot where the electrical substation would be located
- 4-6b** Install a split-face style wall along the north and west sides of the lot where the electrical substation would be located
- 4-7a** Implement Mitigation Measure 4-5a (Design project elements to buffer the project from adjacent agricultural uses)
- 4-7b** Implement Mitigation Measure 4-5b (Notify residential property owners of County's Right-to-Farm Ordinance)

Population, Employment, and Housing

- 5-3a** Comply with Placer County's 10 percent requirement for affordable housing on project-level parcels (Amended December 11, 2012)
- 5-4a** Contribute a fair share to compensation/relocation assistance associated with Watt Avenue improvements
- 5-5a** Comply with Placer County's 10 percent requirement for affordable housing on program-level parcels
- 5-6a** Contribute a fair share to compensation/relocation assistance on program-level parcels, if required

Biological Resources

- 6-1d** Design final drainage master plan facilities to ensure that drainage features will avoid impacts to wetlands and other jurisdictional waters
- 6-5b** Implement Mitigation Measure 14-4a (Design onsite and offsite pipelines to have watertight joints in accordance with Placer County Standards)

Visual Resources

- 8-2a** Implement open space preservation, tree replacement, site landscaping, and project design measures
- 8-2b** Implement construction of Dry Creek Trail, other trails, and vineyards
- 8-4a** Implement proposed light and glare mitigation measures
- 8-4b** Implement light and glare measures to eliminate all direct uplighting and direct offsite light trespass
- 8-5a** Implement Mitigation Measure 4-6a (Install a community wall along the south and east sides of the lot where the electrical substation would be located)
- 8-5c:** Implement Mitigation Measure 4-6b (Install a split-face style wall along the north and west sides of the lot where the electrical substation would be located)

Transportation and Circulation

- 9-1a** Prepare and implement a Construction Traffic Management Plan
- 9-2a** Pay an in lieu fee and construct Walerga Road frontage improvements from the Dry Creek Bridge to the Placer County line
- 9-2b** Contribute a fair share to widen Walerga Road from the Dry Creek Bridge to Baseline Road
- 9-3a** Contribute a fair share to widen the intersections of Locust Road and Baseline Road, Watt Avenue and Baseline Road, and Walerga Road and Baseline Road
- 9-3b** Contribute a fair share or widen the intersections of Watt Avenue and PFE Road, and Walerga Road and PFE Road
- 9-8a** Contribute a fair share to widen SR 65 from Blue Oaks Boulevard to SR 65
- 9-9a** Contribute a fair share to construct an interchange to replace the SR 70/99 and Riego Road intersection
- 9-10a** Implement Mitigation Measure 9-2a: Pay an in lieu fee and construct Walerga Road frontage improvements from the Dry Creek Bridge to the Placer County line
- 9-10b** Implement Mitigation Measure 9-2b: Contribute a fair share to widen Walerga Road from the Dry Creek Bridge to Baseline Road
- 9-11a** Contribute a fair share to widen the intersections of Locust Road and Baseline Road, and Walerga Road and Baseline Road
- 9-11b** Contribute a fair share or widen the intersections of Watt Avenue and PFE Road, and Walerga Road and PFE Road
- 9-16a** Contribute a fair share to widen SR 65 to six lanes from Blue Oaks Boulevard to I-80
- 9-17a** Contribute a fair share to constructing an interchange at the intersection of SR 70/99 with Riego Road
- 9-18a** Create a Community Service Area to cover Transit Service
- 9-19a** Contribute a fair share to widen PFE Road to four lanes from Watt Avenue to Walerga Road
- 9-20a** Contribute a fair share to widening the intersection of Walerga Road and PFE Road, signaling the intersection of Cook Riolo Road and PFE Road, and signaling the intersection of "East" Road and PFE Road

- 9-27a Implement Mitigation Measure 9-19a (Contribute a fair share to widen PFE Road to four lanes from Watt Avenue to Walerga Road)
- 9-28a Implement Mitigation Measure 9-20a (Contribute a fair share to widening the intersection of Walerga Road and PFE Road, signaling the intersection of Cook Riolo Road and PFE Road, and signaling the intersection of “East” Road and PFE Road)

Air Quality

- 10-2a Implement measures to reduce energy consumption
- 10-2b Restrict open burning
- 10-2c Allow only gas-fired fireplace appliances
- 10-2d Implement offsite mitigation programs or pay an in-lieu amount into the Placer County Air Pollution Control District’s Air Quality Mitigation Program
- 10-6a Implement Mitigation Measures 10-1a (Prepare and implement emission control/dust control measures); 10-1b (Provide PCAPCD with a list of construction equipment and anticipated construction timeline); 10-1c (Maintain construction equipment and vehicles); 10-1d (Minimize idling time for diesel-power equipment); 10-1e (No open burning of removed vegetation); 10-2a (Implement measures to reduce energy consumption); 10-2b (Restrict open burning); 10-2c (Allow only gas-fired fireplace appliances); 10-2d (Implement offsite mitigation programs or pay an in-lieu amount into the Placer County Air Pollution Control District’s Air Quality Mitigation Program)
- 10-7a Implement Mitigation Measures 10-1c (Maintain construction equipment and vehicles); 10-1d (Minimize idling time for diesel-powered equipment); 10-2a (Implement measures to reduce energy consumption); 10-2d (Implement offsite mitigation programs or pay an in-lieu amount into the Placer County Air Pollution Control District’s Air Quality Mitigation Program); 9-1a: Prepare and implement a Construction Traffic Management Plan; 9-2a: Pay an in lieu fee and construct Walerga Road frontage improvements from the Dry Creek Bridge to the Placer County line; 9-2b: Contribute a fair share to widen Walerga Road from the Dry Creek Bridge to Baseline Road; 9-3a: Contribute a fair share to widen the intersections of Locust Road and Baseline Road, Watt Avenue and Baseline Road, and Walerga Road and Baseline Road; 9-8a: Contribute a fair share to widen SR 65 from Blue Oaks Boulevard to SR 65; 9-9a: Contribute a fair share to construct an interchange to replace the SR 70/99 and Riego Road intersection; 9-11a: Contribute a fair share to widen the intersections of Locust Road and Baseline Road, and Walerga Road and Baseline Road; 9-16a: Contribute a fair share to widen SR 65 to six lanes from Blue Oaks Boulevard to I-80; 9-17a: Contribute a fair share to constructing an interchange at the intersection of SR 70/99 with Riego Road; 9-18a: Create a Community Service Area to cover Transit Service; 9-19a: Contribute a fair share to widen PFE Road to four lanes from Watt Avenue to Walerga Road; and 9-20a: Contribute a fair share to widening the intersection of Walerga Road and PFE Road, signaling the intersection of Cook Riolo Road and PFE Road, and signaling the intersection of “East” Road and PFE Road

Noise

- 11-1a Develop and implement a construction noise abatement program
- 11-2a Construct masonry walls of 6 feet elevation above pad
- 11-2b Conduct noise analyses and measurements according to County standards and requirements
- 11-3a Implement Mitigation Measure 11-2a (Construct masonry walls of 6 feet elevation above pad)

- 11-3b Implement Mitigation Measure 11-2b (Conduct noise analyses and measurements according to County standards and requirements)
- 11-4a Design shielding of stationary noise sources to prohibit a day-night noise level L_{dn} above 50 dBA

Soils, Geology, and Seismicity

- 12-1a Submit Improvement Plans
- 12-3a Identify stockpiling and vehicle staging areas on Improvement Plans
- 12-3b Comply with NPDES requirements for construction
- 12-3c Comply with NPDES Phase II requirements
- 12-5a Prepare a geotechnical report for all elements of proposed development

Hydrology and Water Quality

- 13-1b Implement Mitigation Measure 12-3b (Comply with NPDES requirements for construction)
- 13-2a Prepare and submit project-specific drainage report
- 13-2b Evaluate downstream offsite drainage facilities
- 13-2c Submit one-time Dry Creek watershed drainage improvement fee
- 13-2d Submit annual Dry Creek watershed drainage improvement fee
- 13-3a Implement Mitigation Measure 13-2a (Prepare and submit project-specific drainage report)
- 13-3b Implement Mitigation Measure 13-2c (Submit one-time Dry Creek watershed drainage improvement fee)
- 13-3c Implement Mitigation Measure 13-2d (Submit annual Dry Creek watershed drainage improvement fee)
- 13-4a Implement Mitigation Measure 12-3c (Comply with NPDES Phase II requirements)
- 13-4b Prepare site-specific BMP plan
- 13-4d Implement Mitigation Measure 14-4a (Design onsite and offsite pipelines to have watertight joints in accordance with Placer County standards)
- 13-4e Design and construct LID measures that comply with performance measures
- 13-5a Implement Mitigation Measure 13-2a (Prepare and submit project-specific drainage report)
- 13-5b Delineate post-project floodplain boundary
- 13-5c Provide in-kind compensatory storage
- 13-5d Prepare and submit conditional letter of map revision (CLOMR)
- 13-5e Submit Letter of Map Revision (LOMR)
- 13-5f Prohibit grading activities within post-project floodplain
- 13-9a Implement Mitigation Measure 13-4e (Design and construct LID measures that comply with performance measures)

Public Services and Utilities

- 14-1a Pay connection fees and construct 16-inch- and 24-inch-diameter transmission line extensions to the Plan Area in accordance with PCWA and Cal-Am standards
- 14-1b Issue building permits only when sufficient treated water supply exists
- 14-3a Upsize existing CFD pump station pumps and ancillary equipment
- 14-3b Do not allow sewage conveyance connection from Placer Vineyards to common force main
- 14-4a Design onsite and offsite pipelines to have watertight joints in accordance with Placer County Standards
- 14-4b Locate the pump station system above the 100-year floodplain and use bolt-down covers for sewer manholes which are within the 100-year floodplain
- 14-4c Install an emergency generator and fuel storage with adequate spill containment for extended operation

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- 14-5a** All new development in the Specific Plan area shall comply with General Plan Policy 4.D.2, which requires written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy to meet wastewater demands of the Specific Plan
- 14-6a** Implement Mitigation Measure 14-4a (Design onsite and offsite pipelines to have watertight joints in accordance with Placer County standards)
- 14-12a** Pay statutory school impact fees
- 14-13a** Fund additional fire protection staff to maintain required staffing ratios
- 14-14a** Provide funding for additional law enforcement personnel and equipment to serve the Plan Area
- 14-14b** Implement Crime Prevention through Environmental Design in cooperation with the Placer County Sheriff's Department
- 14-17a** Dedicate parklands for program-level parcels in accordance with County requirements

Hazards and Hazardous Materials

- 15-2a** Remediate contaminated properties in accordance with applicable regulations
- 15-2d** Obtain "No Further Action" letter from DTSC
- 15-2e** Implement Mitigation Measure 15-2a (Remediate contaminated properties in accordance with applicable regulations)
- 15-4a** Comply with requirements for filing of emergency response and hazardous materials storage/containment plans
- 15-4b** Comply with underground storage tank and aboveground storage tank regulations of Placer County EHS and the RWQCB
- 15-5b** Grant access to Placer Mosquito Abatement and Vector Control District for vector control
- 15-6a** Destroy existing septic systems in accordance with Placer County EHS criteria
- 15-7a** Evaluate and abate ACMs in accordance with regulations
- 15-8b** Implement Mitigation Measure 15-2a (Remediate contaminated properties in accordance with applicable regulations)
- 15-9a** Destroy existing septic systems in accordance with Placer County EHS criteria on program-level parcels when these lots receive development entitlements

PROJECT-SPECIFIC MITIGATION REPORTING PLAN

The following mitigation measures for the Riolo Vineyard project will require ongoing monitoring to ensure implementation of these measures. In compliance with Section 31.840 of the Placer County Environmental Review Ordinance, the components of the specific reporting plan for this measure are listed in the attached table.

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
Biology Resources						
<p>6-1a: Compensate for loss of jurisdictional and non-jurisdictional wetlands in accordance with Corps Section 404 Permit Number SPK-2005-01060 issued May 28, 2013 and RWQCB Water Quality Certification 401 Permit, Waste Discharge and Identification Number (WDID) No. 5A31CR00274, issued August 29, 2012.</p> <p>The Applicant shall preserve onsite jurisdictional wetlands and create new onsite wetlands to mitigate for impacts to onsite jurisdictional wetlands. Onsite wetlands will be created at a minimum ratio of 1 acre for every 1 acre of jurisdictional and non-jurisdictional wetlands that would be impacted. The Applicant has developed a preliminary plan to create wetlands on the Dry Creek floodplain in the central portion of the onsite study area. Soil would be excavated on the east and west sides of an existing drainage channel such that riparian wetlands, seasonal wetland seasonal marsh, and emergent marsh would be created as needed to compensate for wetland impacts associated with the proposed project. The banks of the drainage channel would be excavated to allow water from the drainage to flow into the created wetlands. Additionally, the existing banks of the drainage running through the preserved area would be laid back at a flatter slope where possible, and planted with trees to increase the area of the riparian habitat adjacent to the drainage. The proposed mitigation would reduce the potential direct and indirect impacts to wetlands to a level that is less than significant.</p> <p>The final mitigation ratios, design, implementation, and performance monitoring shall comply with the terms and conditions of the Section 404 permit issued by the Corps and the Section 401 Water Quality Certification and Waste Discharge Requirements issued by the Central Valley RWQCB. The creation/restoration requirements shall be in compliance with the Placer County General Plan “no net loss” of wetlands policy (Policy 6.B.1).</p> <p>A comprehensive wetland mitigation implementation and monitoring plan shall be developed for the jurisdictional wetland mitigation. The Applicant shall submit the mitigation plan to Placer County, the Corps, and the RWQCB for review. No impacts to jurisdictional wetlands would be allowed until the mitigation implementation and monitoring plan has been approved. The Applicant shall conduct regular monitoring until the wetland mitigation has met the performance criteria approved by Placer County, the Corps, and the RWQCB.</p>	Applicant	Planning Services Division	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Annually for 5 years, or as provided for in the wetland mitigation implementation and monitoring plan	<p>Compliance with Section 404 and Section 401 RWQCB permit requirements</p> <p>Creation of onsite wetlands at a minimum ratio of 1 acre for every 1 acre of impacted wetlands</p>	Applicant

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*Mitigation Monitoring
and Reporting Program*

<p>6-1b: Obtain written Corps approval of offsite wetland delineation, and comply with Section 404 permit requirements of Permit Number SPK-2005-01060, issued May 28, 2013, prior to offsite construction.</p> <p>The Applicant's delineation of offsite wetlands was submitted to the Corps for review and verification. A Clean Water Act Section 404 permit was acquired prior to any fill activities or discharges within jurisdictional wetlands.</p>	<p>Applicant</p>	<p>Planning Services Division</p>	<p>Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan</p>	<p>Once prior to any fill activities or discharges within jurisdictional wetlands</p>	<p>Compliance with Section 404 permit requirements</p>	<p>Applicant</p>
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<p>6-1c: Implement Best Management Practices to avoid wetland impacts during construction</p> <p>The following BMPs to avoid impacts to wetlands in the Plan Area shall be implemented for all construction related to the proposed project:</p> <ul style="list-style-type: none"> • Four-foot-tall, brightly colored (yellow or orange), synthetic mesh material or chainlink fencing shall be installed at the edge of all avoided wetlands and a minimum of 50 feet from the edge of tributaries to Dry Creek prior to any construction equipment being moved on site or any construction activities taking place. Fencing shall be continuously maintained and shall be the responsibility of an onsite compliance officer designated by the developer. Fencing is to remain intact until construction is complete and may not be removed without the written consent of the County. • Ground disturbance associated with construction, including vehicle operation/parking and construction material storage, shall be prohibited within wetlands or within 50 feet of the edge of tributaries to Dry Creek. • Where working areas encroach on live or dry streams, lakes, or wetlands, RWQCB-approved physical barriers adequate to prevent the flow or discharge of sediment into these systems shall be constructed and maintained between working areas and streams, lakes and wetlands. Discharge of sediment into streams shall be held to a minimum during construction of the barriers. Discharge will be contained through the use RWQCB-approved measures that will keep sediment from entering jurisdictional waters beyond the project limits. • Oily or greasy substances originating from the Contractor's operations shall not be allowed to enter or be placed where they will later enter a live or dry stream, pond, or wetland. • Asphalt concrete shall not be allowed to enter a live or dry stream, pond, or wetland. • All off-road construction equipment shall be cleaned of potential noxious weed sources (mud, vegetation) before entry into the site and after entering a potentially infested area before moving on to another area, to help ensure noxious weeds from outside of the Plan Area are not introduced into the Plan Area. The contractor shall employ whatever cleaning methods (typically the use of a high-pressure water hose) are necessary to ensure that equipment is free of noxious weeds. Equipment shall be considered free of soil, seeds, and other such debris when a visual inspection does not disclose such material. Disassembly of equipment components or specialized inspection tools is not required. Equipment washing stations shall be placed in areas that afford easy containment and monitoring and that do not drain into sensitive (riparian, wetland, etc.) areas. 	<p>Applicant</p>	<p>Planning Services Division</p>	<p>Prior to and during any construction equipment being moved on site or any construction activity</p>	<p>Full-time daily monitoring during the initial grading and clearing phase of construction, and during any construction activity adjacent to wetlands</p> <p>Weekly monitoring during the remainder of the construction activities</p>	<p>Compliance with storm water pollution prevention plan</p> <p>Wetlands are protected</p>	<p>Applicant</p>
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MITIGATION MEASURES REQUIRING ONGOING MONITORING						
Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<ul style="list-style-type: none"> To further minimize the risk of introducing additional nonnative species into the area, only native plant species appropriate for the Plan Area will be used in any erosion control or revegetation seed mix or stock. No dry-farmed straw will be used, and certified weed-free straw shall be required where erosion control straw is to be used. In addition, any hydroseed mulch used for revegetation activities must also be certified weed-free. The Applicant will restore and revegetate all temporary construction disturbance areas. Temporary disturbance areas will be restored to the original topography and hydrology, disked to relieve compaction, and planted with an erosion control mix composed only of native species. The proposed restoration and revegetation measures shall be summarized in the storm water pollution prevention plan for the project and submitted to Placer County for approval prior to initiation of construction activities. 						
6-2a: Implement Mitigation Measure 6-1c (Implement Best Management Practices to avoid wetland impacts during construction)	Monitoring as stated above for Mitigation Measure 6-1c					
<p>6-3a: Conduct focused surveys for special-status plant species in suitable habitat in portions of the study area that have not been surveyed. If present, comply with USFWS or CDFG mitigation requirements, and prepare a detailed mitigation/conservation plan, as appropriate</p> <p>Focused plant surveys were completed for all onsite portions of the Plan Area owned or controlled by the Applicant. No special-status plants were found in these areas during focused surveys (Harvey, 2005) or on program-level parcels. Offsite portions of the study area have not been surveyed for special-status plant species.</p> <p>Gibson & Skordal conducted field surveys on the Frisvold property (APN 023-200-057) for special-status plant species on July 14, 2006 (Gibson & Skordal, 2006b). This report would be peer reviewed at such time as a tentative map is submitted for this property. Focused surveys for special-status plants shall be conducted within portions of the study area not yet surveyed by the Applicant. Surveys for special-status plant species shall be timed to coincide with the appropriate period for identification of special-status plant species with potential to occur. If any state or federally listed species are observed and impacts cannot be avoided, the Applicant shall consult with the USFWS and/or the CDFG to determine appropriate mitigation, and shall comply with the identified requirements. A detailed mitigation/conservation plan shall be developed, as necessary. The plan shall provide for preservation and restoration at ratios that would ensure no net loss of the affected plant habitat. If special-status plant species are not found during surveys, no further studies or mitigation will be necessary.</p>	Applicant	Planning Services Division	With submittal of tentative maps for properties that have not been surveyed, or if report for property has not been peer reviewed	Annually for 5 years, or as provided for in the special-status plant species mitigation / conservation plan	No net loss of special-status plant species habitat Compliance with USFWS and/or CDFG requirements	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>6-4a: Avoid and compensate for potential impacts to special-status branchiopods</p> <p>Protocol-level wet and dry season branchiopod surveys were completed in 2004-2005 for all parcels owned or controlled by the Applicant. Neither program-level parcels nor offsite portions of the Plan Area have been surveyed for special-status branchiopod species. No special-status branchiopods were observed in parcels owned or controlled by the Applicant (Helm, 2006).</p> <p>The presence of listed vernal pool branchiopods shall be assumed on all parcels containing appropriate habitat where protocol-level surveys have not been conducted. Compensation described in this mitigation measure shall be implemented or USFWS-protocol surveys for special-status branchiopods shall be conducted to determine presence or absence. If vernal pool branchiopods are present, or if special-status vernal pool branchiopods are assumed to be present, the habitat shall be avoided to the extent feasible. If avoidance is not feasible, compensation shall be provided at a ratio of 3 acres for every 1 acre affected (3:1). This ratio will include creation of 1 acre of vernal pool habitat for every 1 acre impacted (1:1) and preservation of 2 acres of vernal pools for every 1 acre impacted (2:1), as described in the USFWS programmatic biological opinion issued to the Corps for small impacts to listed branchiopods (USFWS, 1996). Mitigation for impacts to listed branchiopods would be implemented according to one of the following three options, to be determined and completed prior to impact: (1) participation in a USFWS approved mitigation bank; (2) off-site mitigation at a non-bank location approved by the USFWS; or (3) contribution to the USFWS Species Fund. In the event that protocol level surveys demonstrate the absence of listed vernal pool branchiopods in these off-site features, mitigation would not be required.</p>	Applicant	Planning Services Division	Prior to construction on parcels containing appropriate habitat where protocol-level surveys have not been conducted	Once per construction work package	<p>Vernal pool branchiopod habitat is protected if vernal pool branchiopods are present or assumed to be present</p> <p>If avoidance of vernal pool branchiopod habitat is not feasible, compensation is provided at a ratio of 3 acres for every 1 acre of affected habitat</p>	Applicant
<p>6-5a: Provide 100-foot buffer around Dry Creek during construction</p> <p>A minimum 100-foot-wide buffer shall be provided from the centerline of Dry Creek, within which construction and vegetation removal will be excluded, to minimize degradation of water quality and fish habitat in Dry Creek (General Plan Policy 6.A.1). The following allowable exceptions A-D listed under General Plan Policy 6.A.1 apply as appropriate to the construction of the proposed sewer force main and trail features:</p> <p>A. Reasonable use of the property would otherwise be denied;</p> <p>B. The location is necessary to avoid or mitigate hazards to the public;</p> <p>C. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or</p> <p>D. The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.</p>	Applicant	Planning Services Division	Prior to construction potentially impacting Dry Creek	<p>Full-time daily monitoring during the initial grading and clearing phase of construction</p> <p>Weekly checks performed during the remainder of construction activities</p>	Impacts to Dry Creek are avoided	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING						
Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
6-5c: Implement Mitigation Measure 6-1c (Implement Best Management Practices to avoid wetland impacts during construction)	Monitoring as stated above for Mitigation Measure 6-1c					
<p>6-6a: Avoid potential impacts to western pond turtle</p> <p>The following measures to avoid impacts to the western pond turtle shall be implemented:</p> <ul style="list-style-type: none"> Construction shall be designed to avoid impacts to perennial streams and ponds that may be occupied by the western pond turtle, if feasible. If construction is required in perennial streams and ponds, a focused survey for the western pond turtle shall be conducted prior to approval of engineering plans. The survey is required to determine the presence or absence of this species on the properties surveyed. If pond turtles are observed on the properties surveyed, the location of these occurrences shall be mapped. A detailed mitigation and monitoring plan that provides for no net loss of western pond turtle or its habitat shall be developed and submitted to the CDFG. The proposed project will not be authorized to proceed until the Applicant has submitted a mitigation and monitoring plan to Placer County that has been approved by the CDFG. <p>If this species is not found on the surveyed property, no further studies or mitigation is required.</p>	Applicant	Planning Services Division	Prior to approval of engineering plans	<p>One focused survey for the species will be conducted prior to approval of engineering plans</p> <p>Full-time daily monitoring of occupied habitat during grading and clearing activities</p> <p>Weekly checks of occupied habitat during the remainder of construction activities</p>	<p>Impacts to the western pond turtle are avoided</p> <p>Compliance with CDFG requirements</p>	Applicant
6-7a: Implement Mitigation Measure 6-1a: Compensate for loss of jurisdictional wetlands in accordance with Corps Section 404 Permit and RWQCB requirements	Monitoring as stated above for Mitigation Measure 6-1a					
6-7b: Implement Mitigation Measure 6-1c: Implement Best Management Practices to avoid wetland impacts during construction	Monitoring as stated above for Mitigation Measure 6-1c					
<p>6-8a: Avoid potential impacts to special-status bat species</p> <p>Prior to construction, a qualified biologist shall survey any affected structures and trees for evidences of bat roosts (e.g., bat guano). If roosts are found, they shall be removed in April, September, or October in order to avoid the hibernation and maternity seasons. Appropriate exclusion methods will be used, as needed, during habitat removal. If bats must be excluded, the Applicant shall work with a qualified biologist to determine appropriate exclusion methods. If bats are found onsite and cannot be avoided, each Applicant/developer for construction projects within the Plan Area shall work with a qualified biologist to determine if additional mitigation, such as the construction of bat boxes, is appropriate. Determination of these additional measures will depend on the species present and their specific ecological preferences/requirements. Other steps could include improving other avoided bat habitat or designing new project elements such as bat-friendly road crossings. If no active bat roosts are found during focused surveys, no further mitigation will be required.</p>	Applicant	Planning Services Division	Prior to construction	Once per construction work package	Impacts to special-status bat species are avoided	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>6-9a: Avoid potential impacts to the American badger</p> <p>For construction projects within the Plan Area, preconstruction surveys shall be implemented no less than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities or any project or program activity likely to impact potential American badger dens. If an active badger den is found, the CDFG shall be consulted to determine appropriate avoidance measures. Avoidance measures may include designation of an exclusion zone around potential badger dens during the breeding period and hand excavation of dens during the nonbreeding period. A qualified biologist will be present at the construction site to monitor any activities within 100 feet of an occupied den.</p>	Applicant	Planning Services Division	14 to 30 days prior to the beginning of ground disturbance and/or construction activities, or any project or program activity likely to impact potential American badger dens	Full-time daily monitoring while any activity is carried out within 100 feet of an occupied den Weekly monitoring during the remainder of the construction activities	Impacts to American badgers are avoided	Applicant
<p>6-10a: Compensate for loss of Swainson's hawk foraging habitat</p> <p>The CDFG shall be consulted to determine appropriate mitigation for loss of Swainson's hawk foraging habitat. The Applicant shall submit to the County documentation of the mitigation plan for Swainson's hawks as approved by CDFG. Mitigation shall include any offsite impacts as determined by the Applicant and CDFG based upon the final design of the offsite project components.</p> <p>CDFG considers loss of foraging habitat within a 10-mile radius of any active nest as an impact to this species. Implementation of the following measures would reduce the impact on foraging habitat of this species to a less-than-significant level.</p> <p>(i) Projects or related activities within 1 mile of an active nest tree shall provide mitigation as follows:</p> <p>A. Preserve 1 acre of habitat management lands for each acre of development authorized (1:1 ratio). At least 10 percent of the habitat management land requirements shall be met by fee title acquisition or a conservation easement allowing for the active management of the habitat, with the remaining 90 percent of the habitat management lands protected by a conservation easement on agricultural lands or other suitable habitats, which provide foraging habitat.</p> <p>or,</p> <p>B. Preserve 0.5 acre of habitat management land for each acre of development authorized (0.5:1 ratio) with the entire habitat management land requirement being met by fee title acquisition or with a conservation easement, which allows for the active management of the habitat for prey production.</p> <p>or,</p> <p>C. Acquire Swainson's hawk foraging habitat credits from a CDFG-approved mitigation bank at the ratios</p>	Applicant	Planning Services Division	Prior to construction, consultation with the CDFG will occur	Dependent upon consultation with CDFG	Compensation provided for loss of Swainson's hawk foraging habitat in accordance with CDFG requirements	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>(ii) Projects within 5 miles of an active nest tree but greater than 1 mile from the nest tree shall provide 0.75 acre of habitat management land for each acre of urban development authorized or purchase the equivalent area from a CDFG-approved habitat conservation bank.</p> <p>(iii) Projects within 10 miles of an active nest tree but greater than 5 miles from an active nest tree shall provide 0.5 acre of habitat management land for each acre of urban development authorized (0.5:1 ratio) or purchase the equivalent area from a CDFG-approved habitat conservation bank.</p>						
<p>6-11a: Avoid potential impacts to breeding burrowing owls</p> <p>If construction is proposed during the burrowing owl breeding season (February 1 through August 31), focused surveys for active burrows shall be conducted within 30 days prior to the beginning of the construction activities. Surveys shall be conducted by a qualified biologist. If active nests are found, no construction activities shall take place within 250 feet of the nest until the young have fledged. Burrows that cannot be avoided shall be removed during the nonbreeding season (September 1 to January 31) in accordance with CDFG protocols (CDFG, 1995). If no active nests are found during focused surveys, no further mitigation will be required.</p> <p>If occupied burrows would be removed as a result of construction and there is suitable habitat in the Plan Area, onsite passive relocation shall be implemented. Owls will be excluded from the occupied burrows using one-way doors and allowed to occupy alternate natural or artificial burrows that are beyond 250 feet from the impact zone and that are within or contiguous to a minimum of 6.5 acres of potential foraging habitat for each pair of relocated owls. Relocation of owls should only be implemented during the nonbreeding season. Onsite preservation of foraging habitat adjacent to any relocated owls shall be protected in a conservation easement and managed to promote burrowing owl use of the site. CDFG approval would be required for the habitat conservation easement.</p> <p>If there is not suitable habitat on site, burrowing owl habitat mitigation credits shall be purchased from a conservation bank approved by the CDFG. Offsite habitat must provide suitable burrowing owl habitat. Land shall be purchased and /or placed in a conservation easement in perpetuity and managed to main suitable habitat. Offsite mitigation shall use the following ratios:</p> <p>(i) Replacement of occupied habitat with occupied habitat: 1.5 times 6.5 acres per pair or single bird (9.75 acres).</p> <p>(ii) Replacement of occupied habitat with habitat contiguous to currently occupied habitat: 2 times 6.5 acres per pair or single bird (13.0 acres).</p> <p>(iii) Replacement of occupied habitat with suitable unoccupied habitat: 3 times 6.5 acres per pair or single bird (19.5 acres).</p>	Applicant	Planning Services Division	Within 30 days of commencing construction	30 days prior to any new construction activity for any activity proposed during the burrowing owl breeding season, and annually thereafter so long as the construction activity is still in progress	Impacts to breeding burrowing owls are avoided	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>6-12a: Prevent disturbance of nesting raptors</p> <p>If project or program activities occur are proposed during the breeding period of the Swainson’s hawk or other nesting raptors (March 1 to September 15), a qualified biologist shall conduct pre-construction surveys within a 0.5-mile radius of the project, not more than two weeks prior to construction. Surveys shall be conducted using the guideline established in the Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley (Swainson’s Hawk Technical Advisory Committee 2000). If nesting Swainson’s hawks or other raptors are found, project activities will be delayed within the following buffer distances until the young have fledged:</p> <ul style="list-style-type: none"> • Swainson’s hawks – 1,300 feet (0.25 mile) • Other raptor species – 500 feet (0.10 mile) <p>Swainson’s hawk nest sites within 0.5 mile of active construction will be monitored by a qualified biologist to evaluate whether the construction activities are disturbing nesting hawks. If the nesting birds appear distressed, the monitor shall halt all construction activities within 0.5 mile of the nest site and CDFG will be contacted to identify appropriate contingency measures. These measures might include limitations on the activities that would be allowed within 0.5 mile of the nest site or termination of all work within 0.5 mile of the nest site. All CDFG recommendations shall be complied with. If construction activities occur over more than 1 year, surveys will be conducted during each year of construction.</p> <p>If no active nests are identified during the preconstruction survey or if construction activities are proposed to occur during the nonbreeding season (September 16 through February 28), no preconstruction surveys or other mitigation measures for Swainson’s hawk or other nesting raptors will be required.</p>	Applicant	Planning Services Division	Within 2 weeks of commencing construction	<p>Annual preconstruction survey will be completed for the duration of construction for any construction activities occurring between March 1 and September 15</p> <p>If nests are present: full-time daily monitoring during the initial grading and clearing phase of construction</p> <p>Weekly checks performed while active construction is within 0.5 mile of any nest site</p>	<p>Impacts to nesting raptors are avoided;</p> <p>Compliance with CDFG requirements</p>	Applicant
<p>6-13a: Comply with Placer County Tree Preservation Ordinance</p> <p>Mitigation for the loss of native trees in the Plan Area shall follow the policies and mitigation guidelines set forth in The Placer County Tree Preservation Ordinance found in Chapter 12, Article 12.16 of the Placer County Code. See Article 12.16 for details on protection, replanting and mitigation for removed trees.</p> <p>The replacement or replanting of trees for mitigation may occur within the open space areas of the Specific Plan area, with approval of the County. If a suitable area for replacement planting is not available, Placer County’s Tree Preservation Ordinance allows mitigation in the form of a contribution to the Tree Preservation Fund. This contribution shall be in an amount sufficient to offset the costs of purchase, planting, and maintenance of all trees planted for mitigation as result of the project.</p>	Applicant	Planning Services Division	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Annually for 5 years	Compliance with the Placer County Tree Preservation Ordinance	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>6-13b: Protect existing native trees not proposed for removal</p> <p>Native trees that are not planned for removal shall be preserved and protected per the Placer County Tree Preservation Ordinance, particularly Section 12.16.070, Item "D".</p>	Applicant	Planning Services Division	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Full-time daily monitoring during the initial grading and clearing phase of construction Weekly checks performed during the remainder of construction activities	Native trees not proposed for removal are protected Compliance with the Placer County Tree Preservation Ordinance	Applicant
<p>6-14a: Compensation for the removal of trees within the Doyle Ranch mitigation site</p> <p>The Applicant shall retain the services of a certified arborist to conduct a survey to determine the number and species of all trees that would be removed by the proposed project within the Doyle Ranch tree mitigation site. All impacted including trees measuring under 6 inches DBH, that were planted as mitigation for the Doyle Ranch project that are removed will be replaced at a ratio of 1.5 trees for every one mitigation tree removed (1.5:1), with the location subject to County approval. Removal of trees 6 inches or greater DBH shall be mitigated as required under the Placer County Tree Preservation Ordinance (Measure 6-13a) and are not subject to this mitigation measure.</p> <p>A certified arborist shall prepare a monitoring and management plan for replacement of the affected trees within the mitigation site or within the proposed open space within the Plan Area. The plan shall address planting techniques, proposed mitigation sites, monitoring requirements, management recommendations, and minimization and avoidance measures. All tree plantings shall be monitored annually for seven years post-planting to ensure that an 80 percent survival rate for the replanted trees is achieved over a seven-year period. During monitoring, the following information shall be evaluated: average tree height, percent canopy cover, and percent survival. A native tree mitigation and monitoring plan shall be submitted that includes a description of irrigation methods that will be used to ensure that saplings survive the first several years of growth. During the revegetation process, tree survival shall be maximized by using gopher cages, deer screens, regular maintenance, and replanting as needed. Monitoring reports shall be submitted to Placer County on an annual basis.</p>	Applicant	Planning Services Division	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	Full-time daily monitoring during the initial grading and clearing phase of construction Weekly checks performed during the remainder of construction activities Annually (including monitoring and reporting) for 7 years post-planting	Compliance with the monitoring and management plan and the Placer County Tree Preservation Ordinance	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING						
Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
6-14b: Implement Mitigation Measure 6-1c (Implement Best Management Practices to avoid wetland impacts during construction)	Monitoring as stated above for Mitigation Measure 6-1c					
6-15a: Implement Mitigation Measure 6-1c (Implement Best Management Practices to avoid wetland impacts during construction)	Monitoring as stated above for Mitigation Measure 6-1c					
<p>6-16a: Avoid degradation of sensitive aquatic resources due to floodplain excavation</p> <p>The following measures are proposed to reduce potential impacts to sensitive biological resources associated with excavation of floodplain basins within the Open Space areas to a less-than-significant level. Based on the potential for erosion of sediment into adjacent wetlands and aquatic habitats on the Dry Creek floodplain, excavation within the floodplain will be restricted to the dry season (June 1 to October 15). After establishment of finished grades, a native seed mix or native plants shall be installed throughout the area to establish native plant cover and reduce the potential for the establishment of invasive and exotic species. Installation of native seed mix or plants will protect the finished grade from erosion. The establishment of native plants will provide soil stability and would prevent erosion and therefore, deposition of sediments.</p> <p>The Applicant will monitor the performance of this mitigation measure by reviewing the revegetation within the disturbed floodplain areas every quarter for 1 year after installation of the plant material in order to document and identify any problem areas. If areas with unsuitable native plant coverage are observed, the Applicant will be responsible for the removal and or installation of additional plant material until such coverage is determined to be suitable to prevent erosion of sediment into adjacent wetland and aquatic habitats. No areas should contain more than 50 percent bare ground following 1 year of plant growth. Monitoring will be extended until all excavation areas determined to be stable. The Applicant will take all necessary measures to ensure that these areas would not adversely affect water quality in Dry Creek or its tributaries within the Plan Area.</p>	Applicant	Planning Services Division	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan	<p>Full-time daily monitoring during the initial grading and clearing phase of construction</p> <p>Weekly checks performed during the remainder of construction activities</p> <p>Every quarter for 1 year after installation of plant material, or until all excavation areas determined to be stable</p>	<p>Impacts to wetlands and aquatic habitats on the Dry Creek floodplain are avoided</p> <p>All excavation areas are stabilized</p>	Applicant
6-16b: Implement Mitigation Measure 6-1c (Implement Best Management Practices to avoid wetland impacts during construction)	Monitoring as stated above for Mitigation Measure 6-1c					
<p>6-17a: Protect existing elderberry shrubs</p> <p>Elderberry shrubs (the host plant for the valley elderberry longhorn beetle) were not found on parcels owned or controlled by the Applicant. One elderberry shrub was found outside of the parcels owned or controlled by the Applicant but within the study area. A focused survey for the host plant of the valley elderberry longhorn beetle shall be completed on all parcels not previously surveyed. The survey shall be completed prior to construction by a qualified biologist. If elderberry shrubs are found when surveys are completed, locations of these occurrences shall be mapped.</p>	Applicant	Planning Services Division	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential	<p>Full-time daily monitoring during the initial grading and clearing phase of construction</p> <p>Weekly checks performed during the remainder of</p>	Impacts to elderberry shrubs are avoided to the extent feasible	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING						
Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
If elderberry shrubs are identified the shrubs shall be avoided to the extent feasible. To avoid impacts to the host plant 4-foot tall, brightly colored (yellow or orange), synthetic mesh material or chain link fencing shall be installed a minimum of 100 feet from the dripline of avoided shrubs. Fencing shall be continuously maintained and shall be the responsibility of an onsite compliance officer designated by the developer. Fencing is to remain intact until construction is complete and may not be removed without the written consent of the County.			land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan on all parcels not previously surveyed	construction activities		
<p>6-17b: Compensation for impacts to elderberry shrubs</p> <p>In instances where impacts to elderberry shrubs cannot be avoided, the following measure will be implemented:</p> <ul style="list-style-type: none"> All elderberry plants with one or more stems measuring 1.0 inch or greater in diameter at ground level that cannot be avoided will be transplanted to a conservation area. A detailed mitigation/conservation plan that includes long-term strategies to ensure no net loss of valley elderberry longhorn beetle habitat shall be developed in consultation with USFWS. <p>If elderberry shrubs are transplanted or if transplantation is not feasible, one of the following measures will be implemented:</p> <ul style="list-style-type: none"> Each elderberry stem measuring 1.0 inch or greater in diameter at ground level that is adversely affected (i.e., transplanted or destroyed) must be replaced, in the conservation area approved by the USFWS according to the ratios described in the USFWS conservation guidance on valley elderberry longhorn beetle (USFWS, 1999). Additional native plants shall be planted at a minimum ratio of one plant for every stem 1.0 inch in diameter or greater that would be affected. Stock of either seedlings or cuttings shall be obtained from local sources. Cuttings may be obtained from the plants to be transplanted if the source sites are in the vicinity of the USFWS-approved conservation area. Transplanted shrubs shall be monitored for 10 to 15 years as required by the USFWS 1999 guidance. A qualified biologist shall supervise all work involving encroachment, restoration or transplanting of elderberry shrubs. Elderberry mitigation credits from a USFWS-approved mitigation bank equivalent to the ratio shall be specified by the USFWS 1999 conservation guidelines. 	Applicant	Planning Services Division	<p>Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan</p> <p>Timing of transplant activities would occur when the plants are dormant, (between November and February 15)</p>	<p>In the event that plants are to be transplanted, a qualified biologist must be on-site for the duration of transplanting to ensure that no unauthorized take of the valley elderberry longhorn beetle occurs.</p> <p>Timing of monitoring of any transplanted stems to be developed in consultation with USFWS.</p>	<p>Compliance with mitigation / conservation plan and the USFWS' "Conservation Guidelines for the Valley Elderberry Longhorn Beetle" 9 July, 1999</p>	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING						
Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>6-18a: Complete formal wetland delineation, obtain Corps approval, and comply with Section 404 permit requirements prior to development of Plan Area parcels not owned or controlled by the Applicant</p> <p>A formal wetland delineation shall be conducted prior to development of any areas within the Plan Area where a wetland delineation has not been completed. This includes the following parcels: APN Nos. 023-200-019 (Riar/Singh), 023-200-027 (Roseville Public Cemetery), 023-221-054 (Pulte), 023-221-004 (Lund), and 023-221-007 (Park Arya). (A formal wetland delineation was conducted on parcel 023-220-053 (Elliott in 2005 (Gibson & Skordal, 2005). The owners of parcel 023-200-057 (Frisvold) submitted a jurisdictional wetland delineation report for this parcel in June 2006 (Gibson & Skordal, 2006b). A Clean Water Act Section 404 permit shall be acquired prior to any fill activities or discharges within jurisdictional wetlands.</p>	Applicant	Planning Services Division	Prior to development of any Plan Areas where a wetland delineation has not been completed	Once per construction work package	Compliance with Clean Water Act Section 404 permit requirements	Applicant
6-18b: Implement Mitigation Measure 6-1a (Compensate for loss of jurisdictional wetlands in accordance with Corps Section 404 permit)	Monitoring as stated above for Mitigation Measure 6-1a					
6-18c: Implement Mitigation Measure 6-1c (Implement Best Management Practices to avoid wetland impacts during construction)	Monitoring as stated above for Mitigation Measure 6-1c					
Cultural Resources						
<p>7-1a: Cap resource area with layer of soil prior to construction</p> <p>Potentially unique archaeological resources will be capped with soil prior to construction in the area except in locations in which such capping would be infeasible due to project design. An acceptable process of "capping" archaeological resources with soil must include the following elements:</p> <ul style="list-style-type: none"> The soils to be covered must not suffer serious compaction; The covering materials must not be chemically active; The site must be one in which the natural process of deterioration have been arrested; and The site must have been recorded, including the areal extent of subsurface deposits. 	Applicant	Planning Services Division	Prior to construction	At least weekly during construction	Potentially unique archaeological resources are protected	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>7-1b: Conduct subsurface testing</p> <p>A qualified professional archaeologist shall be retained to conduct subsurface testing at potentially important known archaeological sites. As it has not been determined if the known sites within the Specific Plan Area are eligible for inclusion to either the NRHP or CRHR, subsurface testing (i.e., resource evaluation) should be initiated for sites when construction is to occur within 100 feet of the resource and where Mitigation Measure 7-1a proves infeasible. Subsurface testing should also be implemented if culturally significant materials (i.e., unique archaeological resources or historical resources) are inadvertently exposed during construction.</p> <p>Subsurface testing procedures could involve shovel testing, augering, or other such techniques designed to identify and/or characterize subsurface archaeological deposits. If a resource is determined to be important under CEQA (i.e., because it is a unique archaeological resource or an historical resource), then Mitigation Measure 7-1c must also be implemented.</p>	Applicant	Planning Services Division	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan if Mitigation Measure 7-1a proves infeasible and construction is to occur within 100 feet of known resources	Whenever construction is to occur within 100 feet of the resource, or if culturally significant materials are inadvertently exposed during construction	Important archaeological resources are protected	Applicant
<p>7-1c: Conduct data recovery excavation</p> <p>A qualified professional archaeologist shall be retained to conduct data recovery excavation. This mitigation measure will be implemented as an alternative to Mitigation Measures 7-1a at cultural resource sites determined to be eligible for inclusion in either the NRHP or CRHR.</p> <p>In compliance with CEQA, implementation of this mitigation measure would entail preparation and adoption of a data recovery plan that makes provisions for adequately recovering the scientifically consequential information from and about the resource. The data recovery plan must be prepared and adopted prior to commencing any excavation activities.</p>	Applicant	Planning Services Division	Prior to commencing any excavation activities within the 100-year floodplain of Dry Creek	All activity to occur prior to commencing any excavation activities	Compliance with data recovery plan	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING						
Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>7-2a: Comply with the recommendations of a qualified professional archaeologist if cultural resources are inadvertently exposed during construction</p> <p>In the event of the discovery of buried archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone, it is recommended that project activities in the vicinity of the find be immediately stopped and a qualified professional archaeologist consulted to assess the resource and provide proper management recommendations. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available, as provided in Section 15064.5 of the CEQA Guidelines. In addition, the Placer County Planning Services Division and Department of Museums must also be contacted. The Native American Heritage Commission and the local Native American community (including the United Auburn Indian Community of the Auburn Rancheria) will be consulted as appropriate. If the discovery includes human remains, the Placer County Coroner must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. All construction and improvement plans for subsequent development within the Plan Area involving ground disturbance shall include these provisions. The archaeologist shall evaluate any potential effects on any historical resource or unique archaeological resource, and where such effects would be significant, shall recommend potential mitigation to the County for its consideration. The County will assess the feasibility of any proposed mitigation (e.g., avoidance of the historical resource) and impose the mitigation where feasible in light of factors such as the nature of the find, project design, costs, Specific Plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.</p>	Applicant	Planning Services Division	During construction	At least weekly during construction Submit weekly reports to the Planning Services Division	Important archaeological resources are protected; or avoidance measures are implemented; or mitigation is provided	Applicant
7-2b: Implement Mitigation Measure 7-1b (Conduct subsurface testing)	Monitoring as stated above for Mitigation Measure 7-1b					
7-2c: Implement Mitigation Measure 7-1c (Conduct data recovery excavation)	Monitoring as stated above for Mitigation Measure 7-1c					

Riolo Vineyard Specific Plan

Mitigation Monitoring and Reporting Program

<p>7-3a: Retain a qualified professional paleontologist to conduct periodic construction monitoring during grading activities and salvage fossils as necessary</p> <p>A professional paleontologist shall be retained to develop and implement a plan for managing paleontological resources and periodic monitoring of grading activities for any areas of disturbance within the 100 year floodplain of Dry Creek. The plan shall also include provisions for salvaging fossils, as necessary. The plan shall also include the timing and extent of monitoring needed. A copy of the plan shall be provided to the Placer County Planning Services Division prior to any grading occurring within the 100 year floodplain of Dry Creek.</p>	<p>Applicant</p>	<p>Planning Services Division</p>	<p>Prior to grading within the 100-year floodplain of Dry Creek</p>	<p>As indicated in the paleontological resources management plan</p>	<p>Paleontological resources are protected and/or salvaged</p> <p>Compliance with paleontological resources management plan</p>	<p>Applicant</p>
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MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>7-3b: If paleontological resources are identified at a particular site, the project manager shall cease operation until a qualified professional can provide an evaluation</p> <ol style="list-style-type: none"> 1. Identify and evaluate paleontological resource by intense field survey where impacts are considered high; 2. Assess effects on identified sites; 3. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted; 4. Obtain comments from the researchers; and 5. Comply with researchers' recommendations to address any significant adverse effects where determined by the County to be feasible. <p>In considering any suggested mitigation proposed by the consulting paleontologist, Placer County Planning Services Division staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, Specific Plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.</p>	Applicant	Planning Services Division	During construction, as resources are identified	During construction, as resources are identified	Important paleontological resources are protected; or avoidance measures are implemented; or mitigation is provided	Applicant
Visual Resources						
<p>8-1a: Limit construction activities in the vicinity of the Roseville Cemetery</p> <p>In order to minimize potential visual quality construction impacts to the Roseville Cemetery, construction activities in the vicinity of the cemetery shall be restricted to the shortest feasible period of time. If staging in vicinity of the cemetery is unavoidable, temporary visual screening will be installed between the cemetery and staging area.</p>	Applicant	Planning Services Division	Prior to improvement plan approval, final subdivision map recordation (not including a large-lot final map that results in no disturbance of any existing natural condition), or as a condition of project-level discretionary approval for non-residential land uses that do not require a tentative subdivision map, as well as prior to development of any off-site infrastructure project associated with the Specific Plan in the vicinity of the Roseville Cemetery	During construction activities in the vicinity of the Roseville Cemetery	Visual quality construction impacts to the Roseville Cemetery are minimized	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>8-1b: Replace visual and glare screening of adjacent residences affected by project road-related construction</p> <p>To mitigate the loss of existing screening from road-related construction on adjacent residences, such screening shall be replaced in kind with replacement shrub and tree planting and other screening measures sufficient to provide screening of headlight glare and increased visual exposure in the shortest feasible time (no more than 3 to 5 years).</p>	Applicant	Planning Services Division	Once project road-related construction is completed	Monitor annually for 5 years	Screening of adjacent residences removed during road-related construction is replaced in kind	Applicant
<p>8-1c: Replace/plant native oaks within roadway rights-of-way and at gateway features</p> <p>Replacement planting with nonnative tree species would compensate for project-related loss of vegetation in general, but would result in a change of character from the strong community visual image of existing native oaks. In order to provide both short-term mitigation for tree loss and long-term restoration of the existing native-oak image, landscaping in the landscape corridors along the site boundaries and at gateways/ entrances shall consist of a combination of fast-growing ornamental orchard species (flowering fruit trees) to provide short-term mitigation and native oaks to provide long-term restoration of community character. Native oaks shall be preserved wherever feasible.</p>	Applicant	Planning Services Division	During construction of landscape corridors	Monitor annually for 5 years	Native oaks preserved wherever feasible; otherwise, mitigated with replacement planting	Applicant
<p>8-2c: Implement Mitigation Measure 8-1c (Replace/plant native oaks within roadway rights-of-way and at gateway feature)</p>	Monitoring as stated above for Mitigation Measure 8-1c					
<p>8-3a: Provide a visual buffer between cemetery and adjacent homes</p> <p>Under Mitigation Measure 8-3a, oak trees and other large-scale vegetation compatible with the existing cemetery landscape shall be planted to form a visual buffer between the cemetery and proposed residences to the east and south, sufficient to completely screen views of residences from the cemetery in the long term. In order to provide adequate mitigation in the short term, large-scale, fast-growing shrubs shall also be planted in the buffer area to provide screening within a short period of time; this buffer would then be enhanced over the long term with maturation of oaks and other trees. Newly planted trees in the buffer area shall be monitored for 5 years. All new plantings will be irrigated for the first 2 years of growth to ensure successful establishment. Alternative visual buffer designs would be considered as part of the design review process for individual projects. Any alternative would need to achieve the above objectives, which include completely screening views of surrounding residences, and compatibility with the existing cemetery landscape. An alternative design may include a masonry wall with landscaping to soften the effect of the wall.</p>	Applicant	Planning Services Division	Coincident with completion of construction in the vicinity of the Roseville Cemetery	Monitor annually for 5 years	A visual buffer is provided between the cemetery and proposed residences in the short term	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>8-5b: Provide landscaped buffer plantings around substation</p> <p>To minimize adverse impacts of the proposed substation to viewers on Walerga Road and from adjacent residences, landscaped buffer areas shall be established between the substation parcel, the roadway, and to adjacent residences. Buffer areas shall be of sufficient area to allow planting of screening trees. Trees be planted shall be of sufficient height and density to provide substantial visual screening of the taller substation components over the long term, as seen from both Walerga Road and adjacent residences.</p>	SMUD	Planning Services Division	Coincident with completion of construction of substation	Monitor annually for 5 years	A visual buffer is provided around the substation to screen it from Walerga Road and adjacent residences	SMUD
Air Quality						
<p>10-1a: Prepare and implement emission control/dust control measures</p> <p>The Applicant shall submit to the PCAPCD and receive approval of a Construction Emission/Dust Control Plan prior to groundbreaking. This plan must address the minimum Administrative Requirements found in Sections 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpolut.htm).</p> <p>The Applicant shall have a pre-construction meeting for grading activities for 20 or more acres to discuss the construction emission/dust control plan with employees and/or contractors and the District is to be invited.</p> <p>The Applicant shall suspend all grading operations when fugitive dust exceeds District Rule 228 fugitive dust limitations. An Applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate compliance with Rule 228. This requirement for a VEE is for projects grading 20 or more acres in size regardless in how many acres are to be disturbed daily.</p> <p>It is to be noted that fugitive dust is not to exceed 40 percent opacity and not to go beyond the property boundary at any time. If lime or other drying agents are used to dry out wet grading areas, they shall be controlled so as not to exceed District Rule 228 fugitive dust limitations.</p>	Applicant	Placer County Air Pollution Control District	Prior to construction	<p>Daily during grading activities</p> <p>Submit weekly reports to Placer County Air Pollution Control District</p>	<p>All dust control measures are implemented</p> <p>Fugitive dust emissions comply with District Rule 228</p>	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>10-1b: Provide PCAPCD with a list of construction equipment and anticipated construction timeline</p> <p>The PCAPCD shall be provided with a list of construction equipment and anticipated construction timeline for each project. The prime contractor for each construction project shall submit to the PCAPCD a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The PCAPCD shall be provided with the anticipated construction timeline for each project including start date, and name and phone number of the project manager and onsite foreman. A plan for each project shall be submitted for approval by the PCAPCD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NO_x reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The PCAPCD should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. During smog season (May through October), the construction period shall be lengthened so as to minimize the number of vehicles and equipment operating at the same time. Contractors can access the Sacramento Metropolitan AQMD's web site to determine if their off-road fleet meets the requirements listed in this measure (http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls).</p>	Applicant	Placer County Air Pollution Control District	Prior to construction	Weekly during construction Submit weekly reports to Placer County Air Pollution Control District	Compliance with Placer County Air Pollution Control District requirements for heavy-duty off-road equipment	Applicant
<p>10-1c: Maintain construction equipment and vehicles</p> <p>Construction equipment and vehicles shall be maintained for each project. Construction equipment exhaust emissions shall not exceed PCAPCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours. An Applicant/developer representative (CARB-certified to perform visible emissions evaluations) shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size regardless of how many acres are to be disturbed daily.</p>	Applicant	Placer County Air Pollution Control District	Upon initiation of construction	Weekly during construction Submit weekly reports to Placer County Air Pollution Control District	Compliance with PCAPCD Rule 202 Visible Emission Limitations	Applicant
<p>10-1d: Minimize idling time for diesel-powered equipment</p> <p>Idling time for all diesel-powered equipment shall be minimized to 5 minutes.</p>	Applicant	Placer County Air Pollution Control District	Upon initiation of construction	Weekly during construction Submit weekly reports to Placer County Air Pollution Control District	Idling of all diesel-powered equipment does not exceed 5 minutes	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING						
Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>10-1e: No open burning of removed vegetation For each project, the contract language shall stipulate that contractors shall not engage in open burning of removed vegetation. Vegetative material shall be chipped, delivered to waste to energy facilities [delivered to waste energy facilities], or disposed at an appropriate disposal site.</p>	Applicant	Placer County Air Pollution Control District	Prior to construction	Weekly during grading activities	Removed vegetation is not openly burned	Applicant
Soils, Geology, and Seismicity						
<p>12-1b: Comply with the County Grading Ordinance All proposed grading, drainage improvements, vegetation, and tree removal shall be shown on the proposed project's Improvement Plans, and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that is in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at a maximum of 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the ESD concurs with said recommendation. The Applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It will be the Applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Where roadside drainage is off of the pavement, erosion control shall be provided for to the satisfaction of the ESD. The Applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work, prior to Improvement Plan approval, to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements and satisfactory completion of a one-year maintenance period, unused portions of this deposit will be refunded to the Applicant or authorized agent. If at any time during construction a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body (Placer County Community Development Resource Agency, 2006). The project's erosion control plan shall indicate that proper control of siltation, sedimentation, and other pollutants will be implemented in accordance with National Pollutant Discharge and Elimination System (NPDES) permit requirements and County ordinance standards. The plan shall propose best management practices (BMPs) to reduce erosion and water quality degradation during construction to the maximum extent practicable.</p>	Applicant	Engineering and Surveying Division	Prior to approval of improvement plans	Daily during grading, drainage improvements, vegetation and tree removal Maintenance for 1 year after construction	Compliance with the County Grading Ordinance	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING						
Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>12-3d: Prepare and implement stormwater pollution prevention plan for construction</p> <p>For all construction activities that will disturb 1 or more acre of land, a stormwater pollution prevention plan (SWPPP) for the construction phase must be prepared and implemented.</p> <p>The SWPPP will include development of site-specific structural and operational BMPs to prevent and control impacts to runoff quality, measures to be implemented before each storm event, inspection and maintenance of BMPs, and monitoring of runoff quality by visual and/or analytical means. The contents of the SWPPP are set forth in detail in the permit application package. BMPs shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction (or other similar source as approved by the DPW). BMPs for the proposed project include, but are not limited to, silt fencing (Sediment Control SE -1), straw bale barriers (Sediment Control SE-9), fiber rolls (Sediment Control SE-5), storm drain inlet protection (Sediment Control SE-10), hydraulic mulch (Erosion Control EC-3), and stabilized construction entrance (Tracking Control TR-1). The SWPPP shall also include erosion control measures, to be implemented during construction, that conform to the NPDES, Storm Drain Standards, and local standards.</p>	Applicant	Engineering and Surveying Division	Prior to approval of improvement plans	Daily during construction	Compliance with stormwater pollution prevention plan	Applicant
Hydrology and Water Quality						
13-1a: Implement Mitigation Measure 12-1b (Comply with County Grading Ordinance)	Monitoring as stated above for Mitigation Measure 12-1b					
13-1c: Implement Mitigation Measure 12-3d (Prepare and implement stormwater pollution prevention plan for construction)	Monitoring as stated above for Mitigation Measure 12-3d					
<p>13-4c: Maintain BMPs</p> <p>Storm drainage from impervious surfaces proposed with the project shall be collected and routed through specially designed catchbasins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc., for entrapment of sediment, debris, and oils/greases or other identified pollutants, as approved by the Placer County ESD. The Applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Maintenance of BMP facilities shall be provided by the project owners/permittees for each future construction project within the Plan Area unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to approval of improvement plans, final maps shall show easements to be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals or subsequent amendments approved by the County.</p>	Applicant	Engineering and Surveying Division	Prior to approval of improvement plans	Weekly during construction	Compliance with BMPs for storm drainage	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING						
Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>13-8a: Implement Mitigation Measures 12-3d (Prepare and implement stormwater pollution prevention plan for construction), 13-4b (Prepare site-specific BMP plan), 13-4c (Maintain BMPs), and 14-4a (Design onsite and offsite pipelines to have watertight joints in accordance with Placer County standards if recycled water line is located along Dry Creek)</p> <p>Mitigation Measure 12-3d is described in Section 12.4. Mitigation Measures 13-4b and 13-4c are described in Section 13.4. Mitigation Measure 14-3a is described in Section 14.4.</p>	Monitoring as stated above for Mitigation Measures 12-3d and 13-4c. As stated above, Mitigation Measures 13-4b and 14-4a will be monitored through County staff verification of required approvals.					
Hazards and Hazardous Materials						
<p>15-1a: Comply with Placer County EHS and Fire Department requirements</p> <p>Each phase of construction within the Riolo Vineyard specific plan area shall comply with Placer County EHS and Fire Department requirements for temporary storage of combustible/flammable liquids at construction sites.</p> <p>These requirements include inspection to verify maintenance of a vegetation break and identification of emergency shutoff valves and switches. If electrical connections are provided to these facilities, the County will additionally require permitting through the County Building Department.</p>	Applicant	Environmental Health Division and Placer County Fire Department	During construction	Weekly during construction	Compliance with County requirements for temporary storage of combustible/flammable liquids at construction sites	Applicant
<p>15-1b: Comply with Placer County EHS requirements regarding releases of hazardous materials</p> <p>Each future construction project within the Riolo Vineyard specific plan area shall comply with Placer County EHS requirements for reporting releases of hazardous materials.</p> <p>If a release of hazardous materials should occur, it will be contained and immediately reported to the County EHS. Impacted soil shall be excavated and disposed as required by the agency with regulatory jurisdiction.</p>	Applicant	Environmental Health Division and Placer County Fire Department	During construction	Weekly during construction	Compliance with County requirements for reporting releases of hazardous materials	Applicant
<p>15-2b: Remove debris and report possible contamination to DTSC</p> <p>Partial removal of debris has already occurred on certain parcels (Ramcon, 2004a and 2005b). During future construction, projects within the Riolo Vineyard specific plan area shall include removal of debris and reporting of any possible contamination to DTSC in their construction contracts.</p> <p>Prior to initiating construction, all abandoned refuse on the site shall be removed and disposed of appropriately. Construction contract specifications shall require that during the course of construction of any individual project within the boundaries of the Riolo Vineyard Specific Plan, if evidence of soil and/or groundwater contamination with hazardous material (i.e., soil staining, unusual odors) is encountered, the Applicant shall stop work and immediately contact the DTSC and/or RWQCB. If such a condition is identified, then (1) the condition shall be resolved (i.e., through soil excavation, remediation, covering, or other method) to the satisfaction of DTSC and/or the RWQCB, and (2) construction activities shall not commence until the DTSC and/or RWQCB issue a letter of authorizing such activities.</p>	Applicant	DTSC	Prior to construction activities disturbing sites identified as potentially contaminated	As required by DTSC	Compliance with DTSC requirements for removing debris and reporting possible contamination	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>15-2c: Implement Preliminary Endangerment Assessment in accordance with DTSC protocols</p> <p>A Preliminary Endangerment Assessment (PEA) will be conducted in accordance with DTSC protocols prior to grading or other earth-moving activities to address the potentially significant health and environmental risks associated with the current concentrations of arsenic detected in the soils assessments conducted for the project site that are above the most recently developed PRGs. DTSC will evaluate the PEA as part of the Voluntary Cleanup Agreement and provide additional project-specific requirements.</p>	Applicant	DTSC	Prior to construction, if required by DTSC	As required by DTSC	Compliance with Preliminary Endangerment Assessment and DTSC requirements	Applicant
<p>15-3a: Abandon onsite wells in accordance with local and state regulations</p> <p>The Applicant shall ensure that unused wells on the site are closed in accordance with local and state regulations prior to initiating any construction activities. A permit for well destruction shall be obtained from the Placer County EHS and a licensed contractor shall perform the work, as required. The abandonment of the onsite wells would need to occur prior to occupancy of development within the project phase containing the well site in question.</p>	Applicant	Environmental Health Division	Prior to construction	Prior to occupancy	Compliance with local and state regulations	Applicant
<p>15-5a: Avoid occurrence of standing water during construction</p> <p>During construction, all grading shall be performed in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other disease vectors. Direct pumping and/or ditching will be used to reduce to the amount of standing water or reduce the length of time water can stand in low areas following rainfall events. The target holding period is 72 hours, which is consistent with guidelines being developed by the Placer County Mosquito Abatement and Vector Control District (Scott, 2007).</p>	Applicant	Environmental Health Division	During construction	Weekly during construction	The amount of standing water or the length of time water can stand in low areas following rainfall is minimized	Applicant
<p>15-8a: Conduct Phase I Environmental Site Assessments on program-level parcels proposed for development, and comply with Placer County requirements for remediation, if required</p> <p>For each program-level parcel proposed for development, properties not previously evaluated with a current Phase I ESA may be required to complete an ESA determined by Environmental Health Services. If past uses are disclosed that could have resulted in persistent contamination, then soil sampling shall be conducted within appropriate areas according to guidelines developed by the DTSC Phase II Environmental Site Assessment and/or equivalent protocol.</p> <p>The site investigation including sampling shall be conducted by a California registered environmental professional, performed with oversight from Placer County Environmental Health Services, in accordance with applicable permits. As a result of soil investigation, a limited and restricted area of contamination may be identified and judged suitable for simple removal. If</p>	Applicant	Environmental Health Division and DTSC	Prior to construction	Prior to occupancy	Compliance with Placer County requirements for remediation if required	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING						
Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>this is the case, remediation will be required to meet state and County regulations. If a result of soil investigation, widespread residual concentrations of chemicals or other contaminants maybe identified at levels where they individually or in combination meet or exceed U.S. EPA, California EPA Preliminary Remediation Goals, or equivalent screening levels, a risk assessment will be required. Risk assessments shall include a DTSC Preliminary Endangerment Assessment or no further action determination, or equivalent.</p> <p>Any remedial action indicated by a risk assessment shall be completed and certified. Remediation shall include a DTSC Remedial Action Workplan, or equivalent, and involve a range of activities, including deed restrictions, soil excavation and offsite disposal, or encapsulation away from sensitive receptors in the Specific Plan Area.</p>						
<p>15-8c: Implement Mitigation Measure 15-2b (Remove debris and report possible contamination to Placer County EHS)</p>	Monitoring as stated above for Mitigation Measure 15-2b					

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